

1-25

JUN 1974
DENNIS HENNEL

REAL PROPERTY AGREEMENT

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In consideration of such loans and indebtedness as shall be made by or become due to FIRST FIDELITY BANK AND TRUST COMPANY (hereinafter referred to as "Bank") to or from the undersigned, jointly or severally, and until all of such loans and indebtedness have been paid in full, or until twenty-one years following the death of the last survivor of the undersigned, whichever first occurs, the undersigned, jointly and severally, promise and agree as follows:

- 1. To pay, prior to becoming delinquent, all taxes, assessments, dues and charges of every kind imposed or levied upon the real property described below
- 2. Without the prior written consent of Bank, to refrain from creating or permitting any lien or other encumbrance (other than those presently existing) to exist on, and from transferring, selling, assigning or in any manner disposing of, the real property described below, or any interest therein
- 3. Hereby assign, transfer and set over to Bank, its successors and assigns, all monies now due and hereafter becoming due to the undersigned, as rental, or otherwise, and howsoever for or on account of that certain real property situated in the County of _____, State of South Carolina, described as follows:

All that piece, parcel or lot of land with improvements thereon situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, situate, lying and being on the Southern side of Old Spartanburg Road, now called East North Street Extension and having the following metes and bounds: Beginning at an iron pin on the Southern side of East North Street Extension at the joint front corner of property of Robert Bell and running thence along East North Street Extension, South 57 West 110 feet to an iron pin at the corner of property of Corrie Gray, running thence South 34 East 220 feet to an iron pin running thence North 57 East 110 feet to an iron pin, running thence along line of property of Robert Bell, North 34 West 200 feet to the beginning corner. Being a portion of the property conveyed to the Grantors herein by deed recorded in Deed Book 549, at page 34.

This property is conveyed subject to existing and recorded easements, rights of way and restrictions pertaining thereto and as shown on plat.

and hereby irrevocably authorize and direct all lessees, assign holders and others to pay to Bank, all rent and all other monies whatsoever and when ever becoming due to the undersigned, or any of them, and howsoever for or on account of said real property, and hereby irrevocably appoint Bank, as attorney in fact, with full power and authority, in the name of the undersigned, or in its own name, to endorse and receive state checks, drafts and other instruments received in payment of, and to receive, receipt for and to enforce payment, by suit or otherwise, of all said rents and sums, but agrees that Bank shall have no obligation so to do, or to perform or discharge any obligation, duty or liability of the undersigned in connection therewith.

4. That if default be made in the performance of any of the terms hereof, or if any of said rental or other sums be not paid to Bank when due, Bank, at its election, may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining unpaid to Bank to be due and payable forthwith.

5. That Bank may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as Bank, in its discretion, may elect.

6. Upon payment of all indebtedness of the undersigned to Bank this agreement shall be and become void and of no effect, and until then it shall apply to and bind the undersigned, their heirs, legatees, devisees, administrators, executors, successors and assigns, and inure to the benefit of Bank and its successors and assigns. The affidavit of any officer or department manager of Bank showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this agreement and any persons may and hereby authorized to rely thereon.

Witness R. Dennis Hennel David C. Shy

Witness Francis S. Ruth Lucky H. Thomas

Dated at Greenville, SC 6/4/74

State of South Carolina
County of Greenville

Personally appeared before me Francis S. Ruth who, after being duly sworn, says that he saw the within named David C. Thomas and Lucky H. Thomas, sign, seal, and affix their act and deed deliver the within written instrument of writing, and that defendant with R. Dennis Hennel witnesses the execution thereof.

Subscribed and sworn to before me
this 4 day of June, 1974
R. Dennis Hennel
Notary Public, State of South Carolina
My Commission expires: _____
Francis S. Ruth
(Witness sign here)

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